

## **City Utilities Bus Transfer Station Site - Timeline**

**May 2006:** The consultant team of TranSystems Corporation and Esterly Schneider hired to conduct a feasibility study for the project. Steering Committee members selected to work with consultant included CU and City representatives, plus the Ozarks Transportation Organization. City Utilities received federal funding to assist with the Transfer Station portion of this project totaling \$3.12 million. Originally, the project was conceived as a transfer station to be co-located with a city-owned, multi-level parking garage—a joint city/utility venture.

**May 2006:** Several stakeholder meetings were conducted, to include meetings with representatives of the Urban Districts Alliance (UDA) and the Community Improvement District (CID). Interviews were held with representatives of the UDA, the City Manager's office, the City's Economic Development Department, the Springfield Area Chamber of Commerce and those operating other transportation services in the downtown.

**February 2007:** The first feasibility study was completed at a cost of \$50,905. Ten possible sites for the project were identified in the original study, including a city-owned location along Boonville Ave. between Olive & Water Streets (parking garage would occupy this area) and along Water Street between Boonville & Campbell Streets (Transfer Station would occupy this area).

**June 2007:** The City of Springfield withdrew from the project because there was no identified source of funding for the parking garage piece of the combined project. At that time, they indicated they could no longer support the selected site because of the displacement of 100+ parking spaces.

**August 2007:** With the change in scope of the project, the Federal Transit Administration (FTA) required CU to conduct a second feasibility study. The consultant team evaluated several new sites for a new Transfer Station. Steering Committee members selected to work with consultant included CU and City representatives, plus the Ozarks Transportation Organization. During this second phase of study, 24 additional sites were added for consideration. Steering Committee members identified these additional sites at various times from August 2007 through April 2008. In total, 34 sites for a bus transfer station were identified and evaluated.

**December 2007:** CU and the City of Springfield met to discuss potential city-owned locations. The City of Springfield reinforced their opposition to the Boonville & Water location due to concerns about displaced parking, incompatibility with surrounding streetscape atmosphere, vacating part of Water Street and concern about appropriateness of a Transfer Station at that location. As a result of these discussions, the Steering Committee and Consultants began focusing elsewhere.

**February 2008:** CU and the City of Springfield met to discuss finding a suitable site for a Transfer Station and the possible jeopardy of the federal funding for the improvements.

**April/May 2008:** The consultants performed analysis on all suggested Transfer Station sites and reduced the number of possible locations to seven. These locations included the surface parking lot and parking deck at 235 N. Benton; Water Street & Mill St. across from Brick City; St. Louis (old Arbor Motel); 634 College; 1028 St. Louis; 405 N. Jefferson (Willowbrook offices); and 501 N. Main.

**July 2008:** After being rigorously evaluated, the Steering Committee met to discuss the seven remaining sites and reached a consensus to proceed with the St. Louis St. location. John Twitty shared this decision with Evelyn Honea, Acting City Manager, and received her support.

**August 2008:** Several conference calls were held with CU staff and FTA regarding the list of items needed to complete the feasibility study including appraisals, environmental assessments, and State Historic Preservation Office (SHPO) approval.

**August 2008:** The second feasibility study was basically completed in August 2008 at a cost of \$54,745 – more than the cost of the original feasibility study.

**August 28, 2008:** FTA issues via e-mail an environmental finding (DCE) approving the Springfield Transfer Station project at the St. Louis Street Site.

**August 2008:** The Board of Public Utilities approved a resolution in closed session giving CU authority to purchase three (3) tracts of land on St. Louis St. to construct a Bus Transfer Station. These tracts are as follows: 511 and 517-519 St. Louis St.; 505 St. Louis St.; and 501-503 St. Louis St.

**September 29, 2008:** First letter sent to Ms. Spence indicating our interest in the property, providing notice of rights and forwarding a copy of a proposed purchase contract.

**December 11, 2008:** Ms. Spence met with appraiser at site per FTA requirements.

**January 29, 2009:** Required FTA notices sent via certified mail with request to contact CU. Copies of notices sent to Ms. Spence hand-delivered to her attorney along with copies of the appraisal and a copy of purchase contract

**March 2, 3 2009:** Letters from CU to Spence and her attorney requesting reply to offer and providing FTA-required notices.

**March 25, 2009:** At her request, City Utilities met with Ms. Spence, her real estate attorney, Tony Krukow and Ms. Sandy Reagan. CU requests counter offer by April 3, 2009.

**April 3, 2009, 5:00 p.m.:** In lieu of counter-offer, Ms. Spence provides a letter dated same making request for additional information and stipulating that delivery of a counter-offer is predicated on receiving this additional information.

**April 3, 2009:** Letter from CU to Spence asking that she state an alternate date for response to offer by April 10, 2009.

**April 8, 2009:** Ms. Spence was again contacted via e-mail and asked to state a date and time for delivery of the counter-offer. On this same date, Ms. Spence acknowledges CU's letter of April 3, 2009 via e-mail and states that she intends to deliver the offer by close of business on Friday, April 10, 2009.

**April 10, 2009:** Ms. Spence fails to make delivery of counter-offer or to make contact with CU.

**April 15, 2009:** Letter from Spence attorney providing counter-proposal for a joint development.

**April 21, 2009:** Legal/statutory notification of offer to purchase with notice of rights as related to the potential use of eminent domain. Reply within 30 days requested.

**April 22, 2009:** Spence requests to present counter-proposal.

**April 30, 2009:** CU files a motion with the bankruptcy court for relief from stay for the 505 St. Louis property.

**May 7, 2009:** Spence and associates present counter-proposal at CU office.

**May 15, 2009:** FTA sends letter to CU advising joint development is not within the scope of the grant.

**May 18, 2009:** CU sends letter to Ms. Spence with attached FTA letter. CU indicates that they cannot continue discussion regarding joint development as a result of FTA's position; request counter-offer to original offer.

**May 22, 2009:** Ms. Spence indicates to CU via e-mail that she wishes to schedule another presentation regarding her joint development proposal.

**May 27, 2009:** In a reply e-mail, CU declines Ms. Spence's request to make another presentation outside the scope of the grant funds. In this e-mail, CU again requested a counter offer to purchase the property.

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